

# 21 Farran Street, Gungahlin, ACT 2912



## House For Sale

Thursday, 29 February 2024

21 Farran Street, Gungahlin, ACT 2912

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Paul Corazza  
0418632217



Ray Moon  
0401368276

## Auction - 10am Saturday 23rd March

A premium opportunity to purchase this unique tri-level 4-bedroom separate title residence that offers an executive style of living to cater to your lifestyle for any couple or growing family is a home not to be missed. Inviting a lovely combination of spacious living areas for every member to have their own individual space, outdoor entertaining spaces, and pleasingly sized bedrooms, all in this convenient position nearby the light rail with leafy street views, this delightful residence is sure to impress. A major feature of the home is the addition of a self-contained studio detached from the home located above the garage with its own separate access & a single car garage. This singular space creates a highly beneficial option for you to take advantage of by sourcing a rental income through the year to help pay off the mortgage or perfect for any teenager, family member or accommodating guests. The studio delivers an open plan layout with enough space for a living and dining area, a well-sized balcony, kitchen with a gas cooktop, bathroom and a bedroom with a window, laundry room & plenty of storage space. The updated presentation with new carpets in the living areas, bedrooms, and stairs, combined with new roller blinds to the windows, LED lights and freshly painted delivers a charming portrayal to move straight into and enjoy the benefits this home delivers.

Lower level – Invites a spacious lounge room to the front of the home for day-to-day living or for formal gatherings. The kitchen connects nicely with the open dining and meals area offering a brand new 900mm 5-burner gas cooktop, brand new range hood, oven, walk-in pantry, and plenty of bench space for meal preparation. The breakfast bar allows for further bench space and gives privacy away from the dining area ideal when hosting guests. The dining area allows for a proper eight-seat table, perfect for dinner parties and family meals and adjoins perfectly with the covered courtyard that serves a delightful flow of space between the areas for larger social gatherings.

Middle floor – Is where you'll find the large main bedroom suite with a walk-in robe, ensuite and plenty of space to create bedroom bench or seating space in the room. The rumpus allows for further living space and creates a multi-purpose room to utilise as a study, kids playroom or lounge. A balcony extends off the rumpus for outdoor enjoyment, whilst the second bedroom offers a built-in robe and a window for natural light. The main bathroom is located on this level with a bathtub, shower and a separate powder room.

Upper floor – See's an additional lounge room set in the centre on the floor for further living space and connects beautifully with the third and fourth bedrooms which are segregated for added peace and privacy. Placed beside the living area, two entertaining balconies deliver further outdoor space, perched high up to enjoy both the morning and afternoon aspects in peace and quiet.

Summary of features:

- Unique tri-level 4-bedroom separate title (no strata fees) residence
- Self-contained 1-bedroom studio with private access & a separate single car garage
- Studio is ideal for an additional rental income or accommodating family or friends
- Executive style property with individual living areas on every level
- Double car garage with internal access through to the home
- Convenient leafy position nearby the Light Rail
- Updated property with new carpets in living areas, stairs & bedrooms
- Freshly painted & landscaped in some areas
- Brand new roller blinds to the windows & LED lighting
- New epoxy flooring in the garages
- NBN connection
- Rainwater tank
- Lower level – formal lounge, dining & meals areas for day-to-day living & hosting guests in style; powder room for added convenience
- Middle floor – Main bedroom with an ensuite & walk-in robe; bedroom two with a built-in robe; rumpus room & study space with a balcony; main bathroom with a bathtub & a powder room
- Upper floor – Lounge room; dual entertaining pergolas for morning & afternoon sun; bedrooms three & four with built-in robes
- Studio – 1-bedroom & bathroom with a window; open plan living/dining layout; covered balcony for outdoor enjoyment; kitchen with a gas cooktop, microwave, sink & bench space; Bonaire Pyrox gas furnace heater & a laundry room
- Studio - separate NBN connection, gas & electricity
- Kitchen – Brand new 900mm 5-burner Omega gas cooktop, 900mm Artusi oven, brand new range hood, walk-in pantry, ample pantry & bench space for meal preparation & a breakfast bar for added bench space
- Entertaining covered & paved courtyard for outdoor relaxation & social events gatherings
- Front courtyard for additional outdoor space
- Separate laundry room with side access, storage & linen cupboards

Key figures:

- Internal living: 210m<sup>2</sup>
- Double car garage: 36m<sup>2</sup>
- Studio living: 65m<sup>2</sup> (approx.)
- Block size: 210m<sup>2</sup>
- Rates: \$2,647 p.a. (approx.)
- Land tax (investor's only): \$4,209 p.a. (approx.)
- Year built: 2009
- EER: 3.5 stars